



CITY OF NEWPORT BEACH

COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

3300 Newport Boulevard | P.O. Box 1768 | Newport Beach, CA 92658
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CAL GREEN ADDITIONS/ALTERATIONS - COMMERCIAL PLAN REVIEW COMMENTS

Project Description:

Project Address:

Plan Check No.:

Permit App. Date:

Plan Check Expires:

Use:

No. Stories:

Permit Valuation:

Architect/Engineer:

Phone:

Applicant/Contact:

Phone:

Plan Check Engineer:

Phone:

☒ 1st Review: (date)

☐ 2nd Review:
Italic comments

☐ 3rd Review:
By Appointment

The code section references are from the 2010 California Building Code and 2010 California Electrical Code, unless otherwise stated.

- **TO EXPEDITE PROJECT APPROVAL:** Please provide a written response indicating how and where each comment was resolved on the plans.
- Resubmit all previously reviewed plans, updated plans and supporting documents with each subsequent review.
- **AFTER 2nd PLAN REVIEW:** Please call the plan check engineer listed above to schedule a plan review appointment, to expedite project approval.
- For clarification of any plan review comment, please call the plan check engineer listed above.
- Plan review status is available online at **www.newportbeachca.gov**. Project status is also available using the interactive voice response system at 949-644-3255, or by speaking with a permit technician at 949-644-3288 during business hours.

California Green Code is applicable to additions and alteration to existing nonresidential buildings.

These provisions shall only apply to the portions of the building being added or altered within the scope of the permitted work. **(5.701.1)** Incorporate attached: "Cal Green, Additions/Alterations - Commercial, General Notes" as a part of the plan.

Division 5.7–ADDITIONS AND ALTERATIONS TO EXISTING NONRESIDENTIAL BUILDINGS:

PLANNING AND DESIGN

1. **Storm water pollution prevention:** Additions that disturb less than one acre of land shall prevent the pollution of stormwater runoff from the construction activities through Best management practices (BMP) **(5.710.6)**

SITE DEVELOPMENT

2. **Short-term bicycle parking.** If the project is adding 10 or more parking spaces, provide permanently anchored bicycle racks within 200 feet of the visitor's entrance, for 5% of the additional visitor motorized vehicle parking capacity, with a minimum of one two-bike capacity rack **(5.710.6.2.1)**
3. **Long-term bicycle parking.** For buildings with over 10 tenant-occupants that add 10 or more vehicular parking spaces, provide secure bicycle parking for 5% of additional motorized vehicle parking capacity, with a minimum of one space. **(5.710.6.5.5)**
4. **Designated parking.** For projects that add 10 or more vehicular parking spaces, provide designated parking for any combination of low-emitting, fuel efficient, and carpool/van pool vehicles as shown in Table 5.106.5.2 of Division 5.1 based on the number of additional spaces. **(5.710.6.3)**

TABLE 5.106.5.2	
TOTAL NUMBER OF PARKING SPACES	NUMBER OF REQUIRED SPACES
0–9	0
10–25	1
26–50	3
51–75	6
76–100	8
101–150	11
151–200	16
201 and over	At least 8 percent of total

5. **Grading and paving.** Construction plans shall indicate how site grading or a drainage system will manage all surface water flow to keep water from entering buildings. Examples of methods to manage surface water include those shown in Items 1-5. **(5.710.6.10)**

BUILDING MAINTENANCE AND OPERATION

6. **Recycling by occupants.** If not provided on the existing site and where site conditions permit, provide readily accessible areas that serve the entire building and are identified for the depositing, storage, and collection of nonhazardous materials for recycling in accordance the following. **(5.713.10.1)** :
 - a. For additions or alterations by an owner or a tenant conducted within a 12-month period under single or multiple permits resulting in an increase of 30 percent or more in floor area
 - b. For additions or alterations by an owner or a tenant for which multiple permits are applied within a 12-month period resulting in an increase of 30 percent or more in floor area

- c. As required by a lawfully enacted local recycling ordinance, if more restrictive

ENVIRONMENTAL QUALITY

- 7. Install only a direct-vent sealed-combustion gas or sealed wood-burning fireplaces, or a sealed woodstove or pellet stove, and refer to residential requirements in the 2010 California Energy Code, Subchapter 7, Section 150. **(5.714.3.1)**
 - a. Woodstoves and pellet stoves shall comply with US EPA Phase II emission limits. **(5.714.3.1.1)**
- 8. **Acoustical control.** Employ building assemblies and components with STC values shall be determined using ASTM E90, ASTM E413, or ASTM E1332. **(5.714.7.1)**
 - a. **Exterior noise transmission, prescriptive method.** Wall and roof-ceiling assemblies exposed to the noise source making up the building addition or altered envelope shall have exterior wall and roof ceiling assemblies a composite STC rating of at least 50 or a composite OITC rating of no less than 40, with exterior windows of a minimum STC of 40 or OITC of 30 in the following **(5.714.7.1.1)** :
 - i. Within the 65 CNEL noise contour of airport
 - ii. Within the 65 CNEL or L_{dn} noise contour of a freeway or expressway, railroad, industrial source or fixed-guideway noise source as determined by the Noise Element of the General Plan
 - b. **Noise exposure where noise contours are not readily available.** Buildings exposed to a noise level of 65 dB Leq-1Hr during any hour of operation shall have building addition or alteration exterior wall and roof-ceiling assemblies exposed to the noise source meeting a composite STC rating of at least 45 9 (or OITC 35), with exterior windows of a minimum STC of 40 (or OITC 30). **(5.714.7.1.1.1)**
 - c. **Performance method.** For buildings located as defined in Section A5.714.7.1.1 or A5.714.7.1.1.1, wall and roof-ceiling assemblies exposed to the noise source making up the building addition or altered envelope shall be constructed to provide an interior noise environment attributable to exterior sources that does not exceed an hourly equivalent noise level (Leq-1 Hr) of 50 dBA in occupied areas during any hour of operation. **(5.714.7.1.2)**
- 9. Interior **sound transmission.** Wall and floor-ceiling assemblies separating tenant spaces and tenant spaces and public places shall have a STC of at least 40. **(5.714.7.1.3)**